

**RESOLUTION
REQUIRING PREPARATION OF A SUPPLEMENTAL ENVIRONMENTAL
IMPACT STATEMENT
RPA ASSOCIATES APPLICATIONS**

WHEREAS, RPA Associates, LLC (Applicant) has applied for site plan and subdivision approval from the Town of New Windsor Planning Board to permit construction of a 28 lot subdivision to be known as Patriot Estates and a 96 unit condominium complex to be known as Patriot Bluff Condominiums (hereafter collectively referred to as the Project); and

WHEREAS, the Project is located on approximately 55 acres northwest of the intersection of Union Avenue and NYS Route 32 in the Town of New Windsor, Orange County, New York; and

WHEREAS, the Project is part of a Planned Unit Development (PUD) consisting of 500 residential units, a 100,000 square foot retail center and 15,000 square feet of office space which was the subject of an Environmental Impact Statement (EIS) pursuant to the requirements of the State Environmental Quality review Act (SEQRA); and

WHEREAS, on November 15, 1989, after public hearings and extensive review, the Town of New Windsor Town Board, as lead agency under SEQRA, issued a Findings Statement in connection with the EIS for the PUD and granted special permit approval to the PUD; and

WHEREAS, portions of the approved PUD have been constructed; and

WHEREAS, on March 10, 2004 the Planning Board held a Public Hearing to ascertain public comment on the proposed Project; and

WHEREAS, during the course of the Public Hearing the Planning Board received comments which substantiate that there has been a change in circumstances due to the passage of time relating to significant environmental impacts previously addressed in the EIS; and

WHEREAS, the significant environmental impacts which may have been affected by a change in circumstances due to passage of time include impacts on transportation; impacts on schools; impacts on community character; impacts on drainage; impacts on wetlands; and impacts on sewer and water supply; and

WHEREAS, the Planning Board believes it is necessary and appropriate to address these identified areas of environmental impact previously addressed in the EIS for the PUD by the preparation of a Supplemental EIS (SEIS).

NOW THEREFORE, BE IT RESOLVED that the Applicant is hereby directed to prepare a Draft SEIS for the Project in accordance with the requirements of 6 NYCRR 617.9 which specifically addresses the potential impacts of the Project on transportation, schools, community character, drainage, wetlands and sewer and water supply.

BE IT FURTHER RESOLVED that the Applicant is directed to circulate and file the attached Notice of Intent to Prepare a Draft Supplemental EIS in accordance with the requirements of 6 NYCRR 617.12.